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May 17, 2007

Honorable Mayor Will Wynn
City Council Members
Austin, TX

Dear Mayor and Council,

We respectfully request that the Council **fully affirm its support for Elderly Support Services** in the CDBG Action Plan with **at least level funding between \$120,000 and \$150,000** per year. It must be noted that the older adult population is growing nationwide and our community must explore how to adequately provide for the huge demographic changes that are taking place. Special attention must be drawn to the 'very old' population, for which support services are most urgently needed.

In addition, we beg consideration that the city invests in Family Eldercare's new Program Center that will be built at the new Mueller re-development site on land donated by local philanthropists Dick and Sara Rathgeber. As a community it is imperative that we begin to lay the foundation for services to expand and grow to meet the needs of older adults.

Aging in community is our desired outcome and the preferred way of living for older adults. We believe it is appropriate to access CDBG funding to allow us to build a Program Center for Family Eldercare so that we can serve the frail older population more adequately. The services provided by Family Eldercare represent those deemed essential and critical to support frail adults to insure that they live successfully – free from neglect, abuse, and exploitation.

We request consideration of a **one-time investment of \$250,000** that will help us leverage the land donation and the balance of the \$6.4M needed to design, build, and operate the new Program Center. Included in the folder is our Business Plan, which includes details on the ROI, and information about how Family Eldercare provides benefits for older adults, people with disabilities, and those who care for them. Benefits for the city include workforce expansion and new job creation, and the building of more affordable housing communities like the CDBG 'award winning' Lyons Gardens in central East Austin where the average rent paid by our tenants is \$133 per month. We will be able to expand our protective and preventative services like In Home Care and Respite, Bill Payer, Case Management and the Guardianship program.



U t d W y
Capital Area
U t d W y f
W'll m C ty

Celebrating 25 years of services to older adults, people with disabilities, and those who care for them
1982-2007

It is absolutely critical that we grow our services so we can prepare and continue to expand services over the next 10 years to meet the needs of the elder population

"The measure of a community is how it treats those in the dawn of life and those in the twilight years"

Please set aside \$250,000 to invest in our Program Center so to address the future growing needs of the elderly in our community

Sincerely

A handwritten signature in black ink, appearing to read 'Karen Langley', with a long, sweeping horizontal line extending to the right.

Karen Langley
Executive Director
On behalf of the
Board of Directors



Capital Campaign Business Plan for a new Program Center May 2007

In Fall 2006 Family Eldercare embarked on a \$6.4M capital campaign for a new Program Center at Rathgeber Village in East Austin at the Mueller Redevelopment Site. This Capital Campaign Business Plan serves as a reference tool to provide background information about the organization's history, programs, and projections for growth.

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About Family Eldercare

Family Eldercare a 501(c)(3) was founded in Austin Texas in 1982 by a group of professionals in the field of geriatrics who were committed to supporting the family's role as caregiver for frail elders through training and information. The agency has greatly expanded over the years to meet growing community needs and is now in its 25th year of providing services to support and protect frail elderly and people with disabilities. Our services include seven major programs designed to prevent abuse, neglect, self-neglect, and financial exploitation of elders and adults with disabilities.

Mission

Family Eldercare's mission is to provide essential services for elders, adults with disabilities, and those who care for them. All programs are designed to prolong independent living in the least restrictive environment and to promote the health, well-being, and dignity of our clients and their caregivers. Services are provided to the whole community on a sliding fee scale based on need.

Current Noteworthy Statistics

- We annually serve more than 5,100 older adults and people with disabilities in Travis and Williamson Counties.
- The agency is governed by a 20-member Board of Directors and staffed by 39 full-time and 93 part-time employees, including 89 Care Attendants.
- Each year, approximately 660 volunteers, including 60 or so pro bono attorneys, donate approximately 12,000 hours of service valued at more than \$883,881.

History and Scope of Services

- In 1986, at the request of the Travis County Probate Court the **Guardianship Program** was initiated to provide legal protections for adults who lack mental capacity urgently need a guardian and do not have a family member to fulfill that role
- In 1986, the **Bill Payer Program** was launched to provide volunteer-assisted bill payer and representative payee services to low income adults who are unable to manage their own finances and are at risk for financial exploitation self-neglect homelessness and premature institutionalization
- In 1988 Family Eldercare began contracting to provide **Consultation, Care Planning and Referral Services** to corporate employee caregivers in Central Texas serving AMD IBM 3M and the Travis County community This program has expanded to include Service Coordination at many senior housing communities throughout Travis and Williamson counties Additionally through consultations we serve families and older adults who are facing changing life circumstances
- In 1990 the **Annual Summer Fan Drive** was initiated to collect and distribute fans and air conditioners to low-income older adults people with disabilities and families with children in Travis and surrounding counties and to raise funds for the provision of other essential services Since the program's inception more than 20 000 households have been served with more than 51 000 fans and 600 air conditioners
- In 1995 the **In-Home Care & Respite Services** program was acquired

from Senior Respite Service a local nonprofit that had operated the service in the Austin area since 1983. The program recruits and trains Care Attendants who provide in home care and personal attendant services on a sliding fee scale making services accessible to older adults and families at all income levels.

- **In 1997, the Elder Shelter** opened. The Elder Shelter is the only transitional housing program in Austin that provides temporary housing specifically geared to the needs of the elderly. The Elder Shelter program provides affordable supportive housing that enables low to moderate income seniors to leave an abusive or unsafe living situation or to prevent homelessness. Currently, the Elder Shelter Program operates 17 apartments and can house up to 25 people in desperate need of temporary housing while we seek to find them a more permanent solution.
- **In late 2001**, a \$5.6 million capital campaign was launched to build and operate the **Lyons Gardens Senior Housing Community**, a 54-unit supportive housing development for low-income seniors in East Austin. Lyons Gardens **opened in October 2004** and has become an award-winning national model of what low income senior housing can be.
- **In early 2006**, Family Eldercare integrated **Case Management** into all programs to assure that each client is thoroughly assessed and provided with seamless access to all available support services. The agency also added a **food bank** to support its clients living independently in the community as well as needy residents in the surrounding neighborhood. In this way, health, housing, and basic needs are met and monitored to promote successful aging in the community with as much independence

as possible

A Growing Need

Every seven seconds another Baby Boomer turns 50

-- Bill Geist The Big 5 Oh

Changing Demographics The "Graying" of Central Texas

The graying of Texas has been happening quietly over the past seven years and will continue over the next generation. Forecasts for the future of the elder population include staggering projections such as

- 1 The most dramatic growth in the elder population will take place in Travis, Williamson, and Hays Counties, where the number of older adults is expected to increase by 74% from 98,807 in 2005 to 171,690 in 2015.¹
- 2 The results of a July 2005 survey of elderly Travis County residents sponsored by St. David's Community Health Foundation and the Mitte Foundation found that while most (89%) older adults live in their own homes, many need access to essential services and support to help them continue to live independently. The number of older adults in Travis County needing assistance with daily activities will increase from 14,850 in 2005 to 21,139 in 2015, a 42% increase in need.²
- 3 One in five Travis County households care for elderly relatives.³

¹ 2005 report to the Capital Area Planning Council, Regional Economic Models, Inc.

² *Living Independently: Travis County's Older Adults Speak on Their Needs & the Challenges of Maintaining Their Independence*, January 2006

³ *Aging Services Environmental Scan: Community Assessment of Older Adults in Travis County*, 2001

- 4 Women minorities and the oldest old (people ages 85+) – groups that have historically had the highest poverty rates – comprise the largest and fastest growing elderly populations (based on U S census data)
- 5 Austin long considered a city of young people ranked third among major metropolitan areas nationwide in the growth rate of its elderly population during the 1990 s Between 2000 and 2005 the Austin San Marcos Metropolitan Statistical Area s (MSA) elderly population experienced more growth (20 6%) than any other MSA in Texas (based on 2005 U S Census data)

Growth Within

Family Eldercare has experienced dynamic growth in demand for services programs and staff over the past decade

- Since 1997 our services grew 71% from 3 000 clients to 5 116 clients in 2006
- Staff grew at a rate of 86% from 20 full-time equivalent staff and 60 In-Home Care Attendants in 1997 to 39 full-time equivalent staff and 110 In Home Care Attendants in 2006 to meet the increased need

This growth will continue as Family Eldercare works to keep pace with our community s booming elderly population

Our Vision Why We Must Expand Our Capacity

Our vision is that elders and adults with disabilities will live in a supportive community with dignity and as much independence as possible These most vulnerable members of our community cannot do so without assistance Family

Eldercare is uniquely positioned to meet the needs of our community's dramatically increasing aging population. Our services span the continuum of care needed to sustain, support, and protect the frail elderly and people with disabilities. The agency's many assets are:

- We provide a broad continuum of high quality, affordable, supportive and protective services for elders, people with disabilities and family caregivers.
- We hire quality workers and pay competitive wages.
- Services are provided to persons of all income levels either at no charge or on a sliding fee scale.
- Hundreds of volunteers assist with service delivery, donating hundreds of hours of free legal services, bill paying, budgeting, and protective advocacy.
- We have a large pool of dedicated community volunteers.
- We have a funding base that incorporates a diverse, balanced blend of private and public support.
- We have one of the lowest administrative costs (12%) of any nonprofit organization in Texas.
- We are blessed with a passionately committed, involved Board of Directors and staff.

However, our lack of space challenges and threatens to jeopardize the tremendous momentum that has been gained. Family Eldercare's 6,555 square foot Program Center at 2210 Hancock Drive in Central Austin is past capacity with our current number of clients, staff, and volunteers. The critical need to expand our service delivery capacity is further underscored by the

tremendous growth in the elderly population that is projected to occur in Central Texas over the next ten years. We anticipate needing to more than double our staff, volunteers, and numbers of clients served within the next ten years in order to meet the oncoming elder boom.

Rent vs Buy Analysis

Family Eldercare believes an investment in a Program Center located in Rathgeber Village is the best way to serve the older and disabled residents of the Central Texas community.

Family Eldercare estimates it would save at least \$205,000 over ten years in building a 14,660 square foot Program Center rather than renting a comparable office space at an estimated cost of \$20 per square foot per year. The savings would be substantially more over a twenty or thirty year occupancy period. The assumptions used in this analysis include:

- Construction costs of \$2,944,000
- Use of the building for at least ten years
- Additional maintenance cost of \$18,500 a year with a 3% increase in these costs per year
- Rent alternative assumes a 3% increase in rent a year
- Utilities, insurance, janitorial and office equipment costs were left out of both equations because it is assumed those would be the same regardless of which alternative Family Eldercare would choose.

Additional advantages of ownership include:

- **Potentially appreciating asset that could be used to leverage continued expansion in the future.** Our current office building has

an estimated market value of \$1.4 million which is a 100% increase from the original purchase price of \$700,000

- Debt-free ownership of a building would result in lower future cash outflows and lower operating costs over the life of the property keeping down administrative costs
- Most funding sources especially government prefer to support direct client costs such as salaries and are reluctant to support operating costs such as rent
- Ownership provides financial stability without the risks of moving or large rent increases
- Ownership provides a sense of community stability security and control We are free to design and change the building interior to meet changing needs of our clients and our programs

Capital Campaign Goals and Objectives - \$6,400,000

<u>Item</u>	<u>Budgeted Cost</u>
Construction Costs	\$ 2,944,000
Furnishings, Fixtures & Equipment	\$ 480,000
Program Center Operating	
Endowment	\$ 2,000,000
Operating Funds (2 Year)	\$ 500,000
Capital Campaign Costs	\$ 476,000
TOTAL	\$ 6,400,000

Family Eldercare's Board of Directors became committed to a capital campaign in the fall of 2006. The Board recognized the pressing need to build, equip, and sustain a much larger Program Center for the provision

of services and to continue meeting the organization's mission. The campaign goals include a \$2 million endowment to insure that the organization will be able to sustain greater operating expenses as it grows. Through a generous challenge gift of two acres of land from Dick and Sara Rathgeber, Family Eldercare has been offered a unique opportunity to be a key partner in ***Rathgeber Village*** located at the former Mueller Airport site.

Strategy for Raising \$6.4M

Family Eldercare's Board of Directors has designated the estimated **\$1.4 million equity** in the Hancock Drive Program Center, which the agency owns outright, and **\$250,000** in reserve funds to help pay for the capital campaign costs. Additionally, our campaign strategy includes raising funds through **private foundations** such as the Mitte Meadows Mabee, Kresge, Beaumont, and St. David's Healthcare Foundation (**\$2M**), **local government (\$500,000)**, and **individuals (\$2.25M)** which will leverage the land donation from Dick and Sara Rathgeber (estimated value: \$600,000).

Recap of Campaign Strategy

- **\$ 1,400,000- sale of current facility**
- **\$ 250,000- reserved funds**
- **\$ 2,000,000- private foundations**
- **\$ 500,000- local government**
- **\$ 2,250,000- individuals**

\$ 6,400,000 Total

While we project being able to increase our annual operating income by 13% to cover expected operating cost increases Family Eldercare has included the budget amount below in order to provide a buffer against any unexpected shortfalls

- \$500 000 in our Capital Campaign budget to cover first and second year funding gaps often incurred by other organizations in capital campaigns and service expansion activities and
- \$2 million endowment to function as an ongoing (beyond the first two years of operation in the new building) sustainable source of additional annual operating income for maintenance of up to 5% of principal with any balance of income going to increase principal (This is based on a policy of using no more than 5% of income from the endowment for operations)

Our intent is to break ground in 2008 and have the Program Center completed in 2009 (*see Appendix E*)

Project Scope

- The ultimate goal of this campaign is to expand Family Eldercare s capacity to meet the increasing service needs of older adults people with disabilities and their caregivers in Central Texas so they can remain safely living in their homes and communities for as long as possible
- Additionally the new building will enable us to host educational trainings and seminars to support elders and their families with care-giving and aging related topics
- We will also be able to expand our current food bank opening it up not only to our clients but also to residents in northeast Austin

including the Mueller area (which has no known food bank)

- The project scope includes sustaining the operations during the fundraising and construction phase as well as covering the increases in maintenance of a larger Program Center
- The 14 660 square-foot Program Center will be built on two acres of land in Rathgeber Village an innovative campus of prominent nonprofit social service organizations Family Eldercare is receiving the land (valued at \$600 000) as a challenge gift from philanthropists Dick and Sara Rathgeber
- Similar to the Wilson Historic District in Dallas Rathgeber Village will create a community of nonprofits working together to provide a continuum of cradle to grave services to promote and protect the health safety and well being of the elderly children people with disabilities and their families in Central Texas Family Eldercare is the only nonprofit provider of services for the elderly currently planned for Rathgeber Village
- The Program Center will be constructed to allow the agency room to grow with ample offices to accommodate projected increases in program support activities and administrative staff for at least ten years The building will feature fully equipped client and family counseling rooms to ensure confidentiality Regular volunteer and in home care worker trainings will take place in a large multi-purpose room The multi-purpose room will also be used to train staff from other nonprofit partner organizations participating in the Summer Fan Drive and provide meeting space for the Board of Directors staff volunteers and community groups

- The design incorporates landscaped courtyards to allow ample natural light into the building and create a healthy ambient workplace. As part of the Mueller Redevelopment Master Plan, Family Eldercare is required to adhere to two star Leadership in Energy and Environmental Design (LEED) requirements for green building.

One of the benefits of co-locating with other non-profits at Rathgeber Village is sharing amenities. This will be more cost efficient, resulting in a more effective place to operate a nonprofit. Benefits include:

- A large parking lot
- Shared upkeep and maintenance expenses
- Facility common areas and training centers

Family Eldercare's Annual Operating Budget

<u>Category</u>	<u>2006 Actuals</u>	<u>Projected 2009 Budget</u>
Fees for Services	\$1,208,077	\$2,001,745
Government Grants	\$862,742	\$1,011,391
Foundation Grants	\$394,250	\$474,189
Events	\$216,520	\$354,356
Private Philanthropy	\$399,312	\$493,019
Contributed Services	\$840,579	\$896,914
Investment Income	\$21,835	\$100,000
TOTAL INCOME	\$3,943,315	\$5,331,614
Program Expenses	\$3,540,609	\$4,627,008
Administrative	\$343,312	\$497,830
Fundraising / Special Events	\$136,704	\$206,776

Upon completion of the capital campaign Family Eldercare will move from a 6 500 square foot building into a new 14 660 square foot Program Center that will allow for continued staff and program expansion **We anticipate that we will need to more than double our staff in order to serve the growing elderly population during the next ten years**

Although the new Program Center will be more energy efficient than the current building it is estimated that annual operating costs will increase by \$54 200 in the first year of occupancy and 3% each year thereafter

These projected increases include

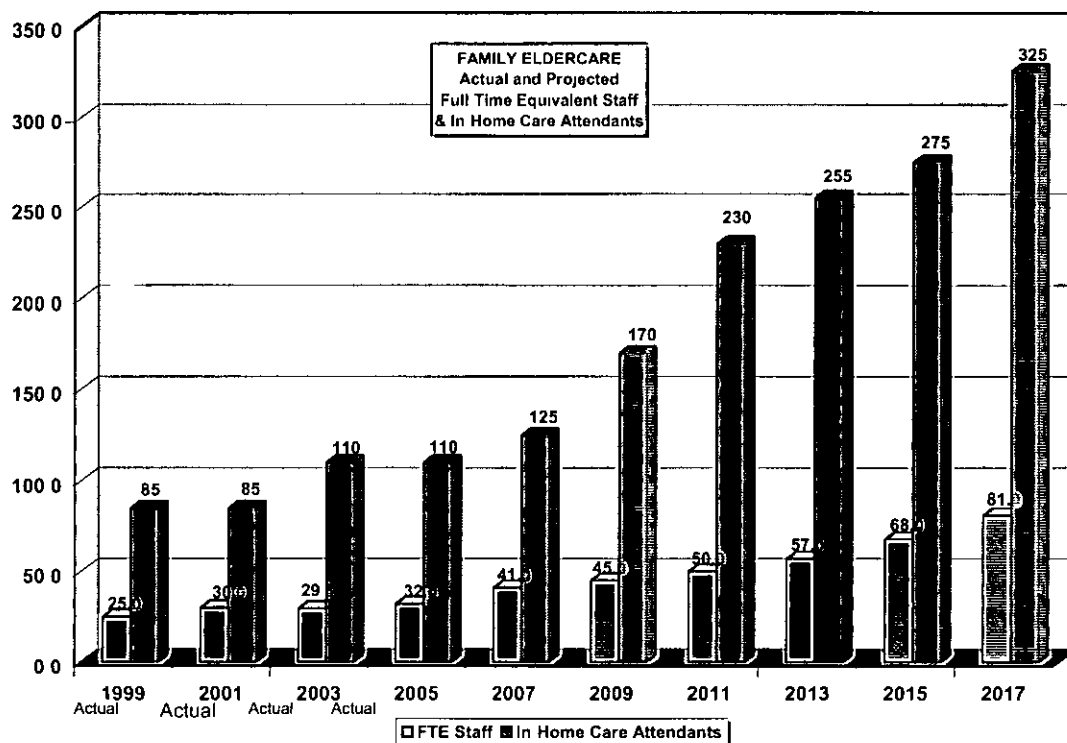
	<u>Current Expenses</u>	<u>First Year Projected Expenses</u>
Utilities	\$ 14 000	\$ 35 000
Maintenance	\$ 9 000	\$ 22 500
Landscaping	\$ 0	\$ 18 500
Security	\$ 800	\$ 2 000
Total	\$ 23,800	\$ 78,000

Program expansion will occur as demand requires and our projections are that we will experience program staff additions as follows

Year 1 of the new building = 2 staff at \$ 39 000 each

Year 2 of the new building = 3 staff at \$ 40 170 each

Year 3 of the new building = 4 staff at \$ 41 375 each



Historically fees for services have covered about 30% of our operating budget with the balance provided from other funding sources. We anticipate that this ratio of fees for services and other funding sources will remain constant.

Family Eldercare Leadership and Capital Campaign Project

Management

Family Eldercare has created a Capital Campaign Steering Committee comprised of attorneys, bankers, corporate professionals, and philanthropists who are passionately committed to Family Eldercare's mission and vision and who are dedicated to secure the balance of the funding.

- **The Steering Committee** is co chaired by **Holly Gilman** a

practicing guardianship and elder law attorney and **Susan Sharlot** a retired attorney and retired registered nurse The committee is assisted by Family Eldercare development staff Committee members have benefited from training by and consultation with the Dini Partners a leading fundraising consulting firm specializing in capital campaigns and major gift cultivation

- **Miro Rivera Architects** is designing the building Founded in 2000 Miro Rivera Architects has received numerous design awards from the American Institute of Architects in New York City New York State Austin and Texas and has been honored by the American Institute of Steel Construction The Board of Directors has established a **Building Planning Committee** to review building plans design and construction
- **Karen Langley, Executive Director** of Family Eldercare since 1989 provides overall project oversight Ms Langley has over 25 years experience in the nonprofit sector with 20 of those years spent as Executive Director In addition to a Bachelor of Arts degree in Political Science from Simpson College Ms Langley received an accreditation in nonprofit management from the University of Texas at Austin She is a recent past President of the Austin Area Human Services Association and serves on several community planning bodies including Affordable Housing Aging Services Council and the Basic Needs Services Collaboration Ms Langley has also served as the treasurer and a board member of Texas Low Income Housing Information Service

APPENDICES

- Appendix A Proposed Capital Campaign Objectives
- Appendix B Naming Opportunities
- Appendix C Client Projections and Return On Investment (ROI)
- Appendix D Architectural Timeline with Cash Flow
- Appendix E Family Eldercare Board of Directors
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PROPOSED CAPITAL CAMPAIGN OBJECTIVES

Building Construction	\$2,384,000
Construction of a 14 660 sq ft Building – \$135 \$140 per sq ft	
Includes construction bridge loan interest	
Contingency and Escalation \$284,000	
Site Development	\$340,000
(Geo Technical and Surveying, Site Preparation Detention Pond	
Parking Lot, Sidewalks, Misc Site Work and Landscaping)	
Soft Costs	\$220,000
(Architect and Engineering Work – 9%)	
Furnishings, Fixtures, and Equipment (FFE)	\$400,000
Office Relocation	\$5,000
Facility & Operating Endowment (\$100K annually or 5%)	\$2,000,000
Operating Funds (2 Years)	\$500,000
Additional Staffing Needs	
Unused Funds Convert to the Endowment	
Fundraising and Donor Recognition Costs (7.4% of goal)	\$476,000
Technology Infrastructure	\$75,000
Integrated Donor and Volunteer Software	
<u>TOTAL CAMPAIGN</u>	<u>\$6,400,000</u>

**Note Some of the objectives may be funded through in kind donations*

***Note Family Eldercare's place in Rathgeber Village was secured through a generous land donation by Dick and Sara Rathgeber*



Capital Campaign

Named Gift Opportunities

<u>SPACE</u>	<u>EXAMPLE DESIGNATION</u>	<u>AMOUNT</u>	<u>RESERVED</u>
Program Center	<i>Family Eldercare's Elaine Johnson Program Center</i>	\$3 million	
Board Room	<i>I be Culler Family Board Room in honor of Susan Culler</i>	\$1 million	
Building Entrance Area	<i>Joyce Entrance Area</i>	\$1 million	
Courtyard	<i>Reynolds Courtyard</i>	\$1 million	
Courtyard Water Feature	<i>I be Leal Fountain</i>	\$750 000	
Guardianship Wing	<i>Bissett Family Guardianship Wing</i>	\$750 000	
In Home Care Wing	<i>Carol Marler Memorial Wing</i>	\$750 000	
South Wing	<i>John Carroll Wing</i>	\$750 000	
West Wing	<i>Williams West Wing</i>	\$750 000	
Courtyard Garden	<i>Lester Honorary Garden</i>	\$500 000	
East Grove	<i>Owens Family Grove</i>	\$500 000	
West Grove	<i>Spanston Grove</i>	\$500 000	
Main Lobby	<i>Kruegar Lobby</i>	\$450 000	<i>Committed – Mitte Family</i>
Garden (South)	<i>Anne's Garden</i>	\$300 000	

NOTE: Availability of naming opportunities subject to date of gift and reservation by donor

Appendix B

CONFIDENTIAL

<u>SPACE</u>	<u>EXAMPLE DESIGNATION</u>	<u>AMOUNT</u>	<u>RESERVED</u>
Garden (East)	<i>Beamer Garden in honor of Myra Beamer</i>	\$250 000	
Garden (West)	<i>Olga Reyna Garden</i>	\$250,000	
Family Counseling Room First Floor	<i>Laura Tobin Room</i>	\$250 000	
Small Conference Room 2 Second Floor	<i>Frank Conference Room</i>	\$250 000	
Elevator Lobby Both floors	<i>Ronald Memorial Lobby</i>	\$150 000	
Office Executive Director	<i>Summer Executive Office</i>	\$150 000	
Small Conference Room 1 Second Floor	<i>Butler Family Conference Room</i>	\$150 000	
Building Cornerstones (Back South)	<i>Weber Cornerstone</i>	\$100 000	
Building Cornerstones (Back West)	<i>Bledsoe Family Cornerstone</i>	\$100 000	
Building Cornerstones (Front East)	<i>Alcia Sneed Honorary Cornerstone</i>	\$100 000	
Building Cornerstones (Front North)	<i>Vera Weston Memorial Cornerstone</i>	\$100 000	
Offices Size B	<i>Martin Family Office</i>	\$100 000	
Office Size A	<i>Bosquez Office</i>	\$50 000	

NOTE Availability of naming opportunities subject to date of gift and reservation by donor

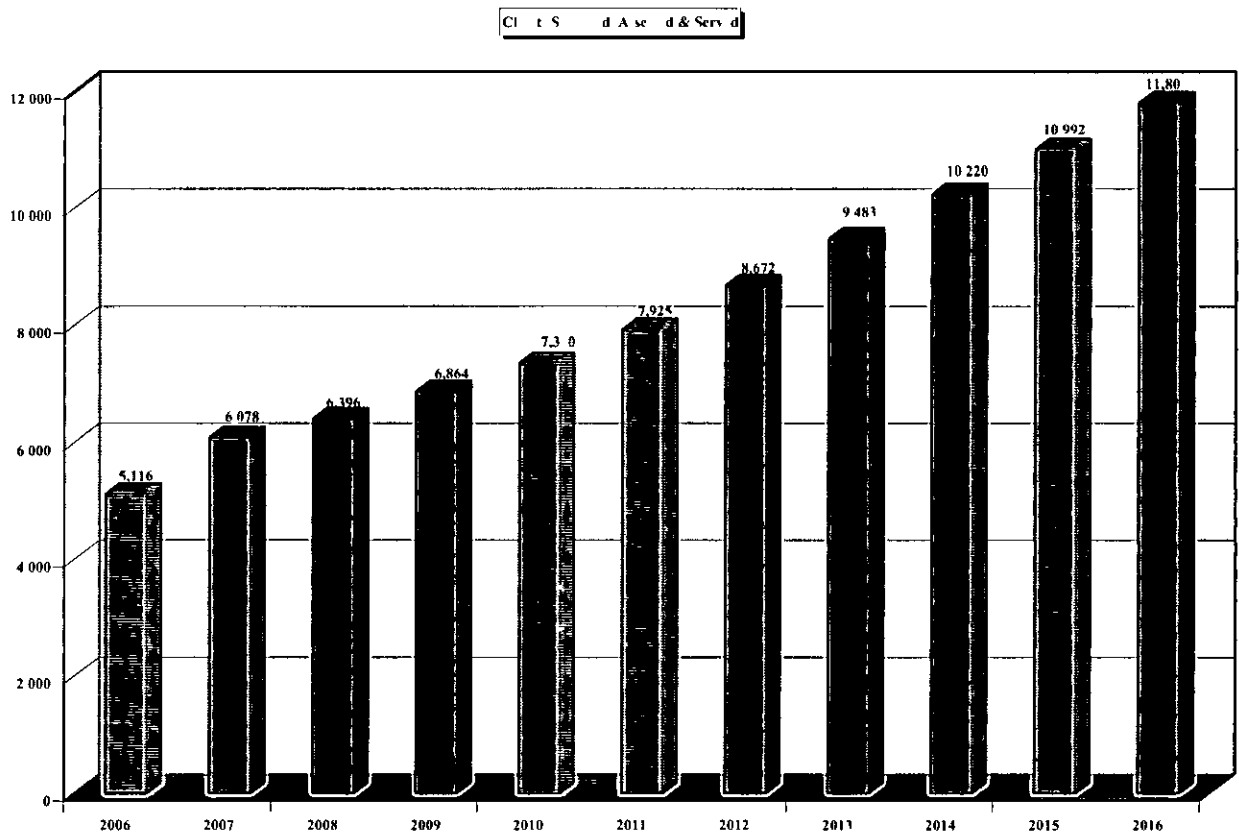
Appendix B

CONFIDENTIAL

<u>SPACE</u>	<u>EXAMPLE</u> <u>DESIGNATION</u>	<u>AMOUNT</u>	<u>RESERVED</u>
Work Areas (Cubicles)	<i>Judy and David Bell Work Area</i>	\$25 000	

NOTE *Availability of naming opportunities subject to date of gift and reservation by donor*

Client Projections and Return on Investment (ROI)



Family Eldercare estimates an investment in our office building located at Rathgeber Village would result in a 131% return on investment (ROI) based on a ten year client projection. Client served would increase from 5,116 clients actually served in 2006 to a projected 11,802 clients served in 2016.

Other Reasons to Invest in Family Eldercare

- A total of 5,116 clients were served in 2006 at an average cost of \$785.89 per client per year or only \$65.49 per month per client. The average cost per client served is expected to decrease each year with the increase in capacity of clients served in our new office building.
- A total of 660 volunteers contributed a total of 11,520 hours to our programs in 2006. The estimated value of these contributed services to our programs was \$840,579. The value of contributed services to our programs is estimated to approach \$2 million in ten years.

Appendix D

**FAMILY ELDERCARE
CAPITAL CAMPAIGN
COST ESTIMATES BY PHASE**

	Phase I Schematic Design	Phase II Design Development	Phase III Construction Documents	Phase IV Site Development & Construction	Total
Architectural & Construction					
Architectural Fee	\$ 54 563	\$54 563	\$ 76 388	\$ 32 738	\$ 218 250
Geo Technical & Surveying		\$5 500			\$ 5 500
Site Development				\$ 296 207	\$ 296 207
Construction				\$ 2 328 980	\$ 2 328 980
Furnishings Fixtures & Equipment				\$ 400 000	\$ 400 000
Soft Cost Site Preparation and Landscaping				\$ 5 000	\$ 5 000
Office Relocation				\$ 5 000	\$ 5 000
Subtotal	\$ 54,563	\$60 063	\$ 76,388	\$ 3 067 924	\$ 3,258 937
Fundraising					
Campaign Staffing	\$ 6 458	\$45 208	\$ 25 833	\$ 83 958	\$ 161 458
Fundraising Counsel	\$ 12 000	\$84 000	\$ 12 000		\$ 108 000
Campaign Case Statement Printed Materials		\$35 000			\$ 35 000
Cultivation Events			\$ 25 000		\$ 25 000
Donor Recognition & Stewardship				\$ 50 000	\$ 50 000
Subtotal	\$ 18 458	\$ 164 208	\$ 62 833	\$ 133 958	\$ 379 458
Total	\$ 73 021	\$ 224 271	\$ 139 221	\$ 3 201 883	\$ 3 638 395

May 2007



2007
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Maggie H Freeman

Terri Seiler

Crug Hopper

Clinton Smith

John O Limon

Richard Thormann

Olivia Ussery

Non-Voting

Karen Langlev

Executive Director, Family Eldercare



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Susan Sharlot, Co-Chair

Michelle Bonilla

Tom Buckle

Don Carnes

Pat Craig

Maggie Freeman

Cheryl George

Beverly Kimble

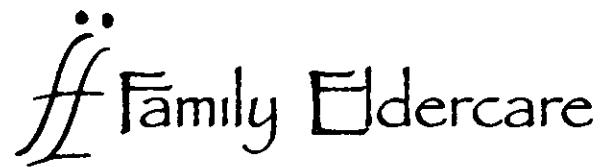
Ann Maret

Gail Sulak

Brent Weber

Karen Langley

Executive Director, Family Eldercare



BUILDING PLANNING COMMITTEE

Michelle Bonilla

Maggie Freeman

Cheryl George

Trish O'Day

Terri Seiler

Gail Sulak

Brent Weber

Karen Langley

Executive Director, Family Eldercare

Growing nonprofits find their fit in mixed-use community

TORRYA CORE
COMMUNITY WRITER

The Mueller redevelopment is gaining momentum, but the project isn't just about burgeoning retail or mixed-use centers. Several Austin nonprofits are finding places at the former site of the Robert Mueller Municipal Airport. They say the site is more easily accessible, allows them room to grow and puts them in the middle of a bustling area that will expose them to more people.

Located on 20 acres of land donated by developer and philanthropist Dick Rathgeber, the nonprofit village will serve as the new home of the Austin Children's Shelter, the Scottish Rite Learning Center of Austin Inc. and Family Eldercare. Catellus Development Group is the master developer for the 711-acre Mueller project. Austin-based TBG Partners Inc. is overseeing design of the nonprofit village.

Rathgeber's vision for the village is that it will be a kid-friendly area. It's fitting, then, that the Austin Children's Shelter will serve as the centerpiece of the village, occupying 48,000 square feet with a general services building and five residential cottages.

Cynthia VanOsselaer, the shelter's executive director, says the decision to move to big space comes just in time. The shelter is bursting at the seams with staff members split between two locations, presenting logistical challenges and impeding the group's ability to serve more children.

The new homes will have a number of single occupancy rooms, which allows us to accept children who may need their own bedroom due to medical or emotional needs, VanOsselaer says.

The shelter plans to open late next year. It will sit near another children's organization with a well-known Central Texas name.

The Dell Children's Medical Center of Central Texas, due to open next June, is joining the Mueller neighborhood and taking up 32 acres. The Children's Medical Center Foundation of Central Texas has a goal to raise \$75 million. The fundraising campaign began in January 2004, and now the group is only \$4 million shy of its goal.

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Wes Hoover, president and CEO of Southwest Educational Development Laboratory, was present last month at the nonprofit's groundbreaking in the Mueller redevelopment.

SARAH KERRER | JBJ

Appendix H

Rathgeber says the presence of the Dell Children's Medical Center at Mueller is helping nonprofits to recognize the area's potential as a business site.

It is close in and in areas that have a great deal of need, Rathgeber says. The general population and zip codes close by are very much in need of social services.

That logic attracted Family Eldercare. Karen Langley, executive director, says the village will help her group serve the elderly population better because it is in what she describes as a dynamic area.

Planned mass transit is essential to the elderly, and Langley says the donated land makes the project affordable. Austin-based Miró Rivera Architects will design the new building, which will cover about 14,000 square feet. Additional space will allow Family Eldercare to expand its programs.

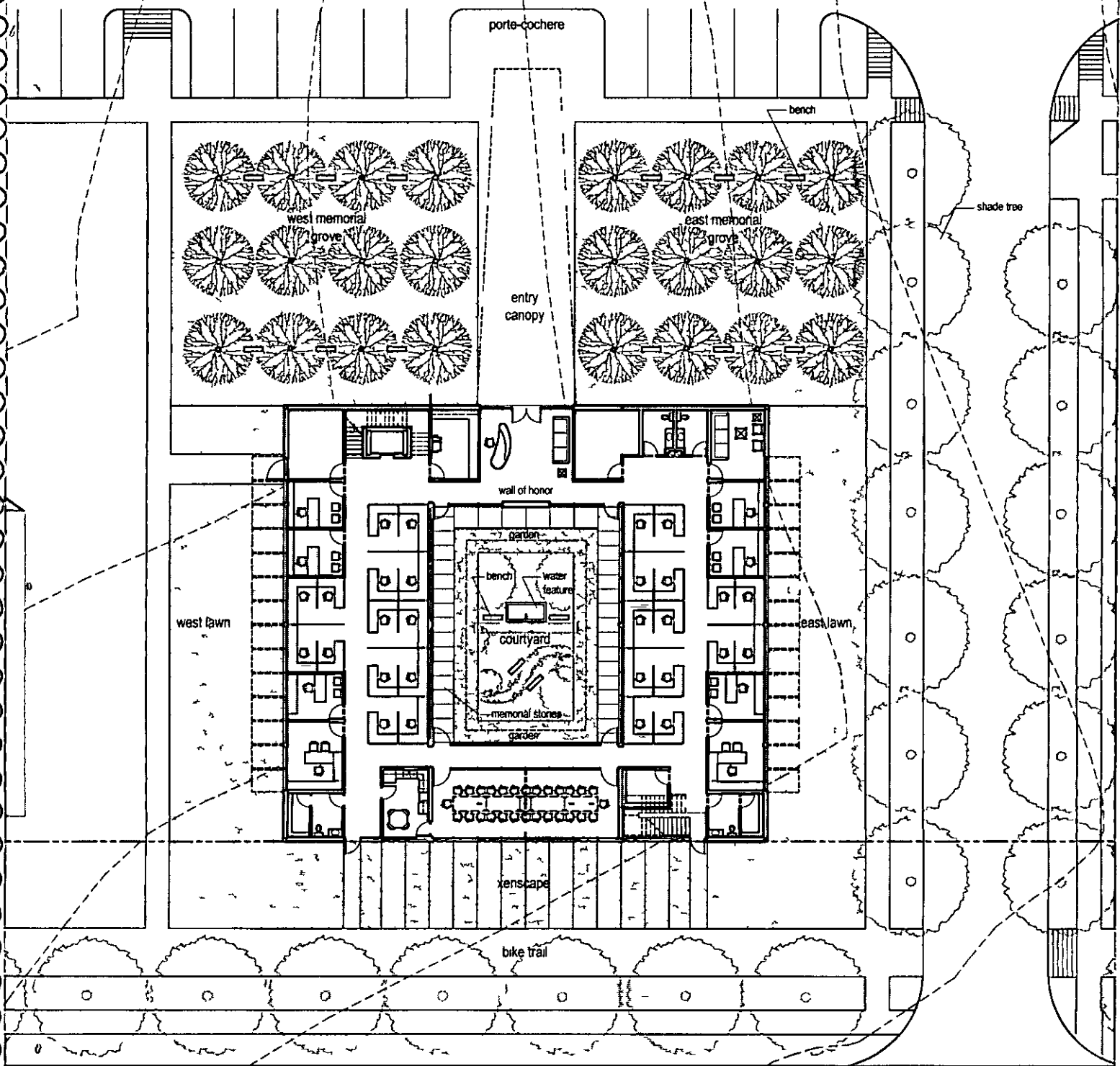
Langley says the group hopes to move into the village in late 2008 or early 2009. Just outside, the village "Austin-based Southwest Educational Development Laboratory" broke ground in the Mueller development last month. The nonprofit SEDL is moving from a building it helped construct in downtown Austin in 1973 to the Town Center portion of the Mueller site.

Prompted by the convergence of ownership transitions, the end of its long-term lease and the opportunity to relocate next to the medical centers at Mueller, the company will occupy 50,000 square feet in its new headquarters. SEDL plans to move in fall 2007.

Our current space is not as inviting nor efficient as we need for our work. Currently SEDL is spread across multiple spaces on multiple floors with multiple entrances and exits, resulting in workplace silos, says Wes Hoover, SEDL's president and CEO.

The new building, which will take up two acres of land, offers the company's 80 employees a central lobby and allows for another 40,000 square feet of space to meet future expansion needs.

The cost of land, construction and professional services fees add up to \$10 million. SEDL is funding the project with a building fund established in the early 1990s by the board of directors.



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